

08/01233/FUL: SINGLE STOREY SIDE AND REAR EXTENSION AND NEW GARAGE TO REAR AT 1085 BOURGES BOULEVARD  
 VALID: 10 NOVEMBER 2008  
 APPLICANT: COUNCILLOR NAZIM KHAN  
 REFERRED BY: HEAD OF PLANNING SERVICES  
 REASON: REQUIRED BY THE CONSTITUTION AS COUNCILLOR APPLICATION  
 DEPARTURE: NO

CASE OFFICER: PAUL GREEN  
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## **1 SUMMARY/OUTLINE OF THE MAIN ISSUES**

The main considerations are:

- Impact of the proposal upon the residential amenities of the area

The Head of Planning Services recommends that the application is APPROVED

## **2 PLANNING POLICY**

In order to comply with section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions must be taken in accordance with the development plan policies set out below, unless material considerations indicate otherwise.

### **Development Plan Policies**

Key policies highlighted below.

#### **The Peterborough Local Plan (First Replacement)**

**DA2** Planning permission will only be granted for development if, by virtue of its density, layout, massing and height, it:

- can be satisfactorily accommodated on the site itself; and
- would not adversely affect the character of the area; and
- would have no adverse impact on the amenities of occupiers of nearby properties.

## **3 DESCRIPTION OF PROPOSAL**

The proposal is a revised proposal from that approved in July 2007 (07/01150/FUL) by increasing the size of the extension to the side and rear of the dwelling so that it is of the same width as the main dwelling. The extensions and garage have been substantially completed.

## **4 DESCRIPTION OF SITE AND SURROUNDINGS**

The site comprises a substantial semi detached dwelling fronting Bourges Boulevard with vehicular access from the rear via an unmade unadopted service road. The area is primarily residential.

## **5 PLANNING HISTORY**

App Number	Description	Date	Decision
07/01150/FUL	Single storey rear extensions and detached double garage	30.8.2007	Consent

## **6** CONSULTATIONS/REPRESENTATIONS

### **INTERNAL**

**Head of Transport and Engineering** – Comments awaited.

### **NEIGHBOURS**

None received.

## **7** REASONING

### **a) Introduction**

The proposed extensions effectively square off the footprint of the existing dwelling and bring it marginally closer to the neighbouring property at 1087 Bourges Boulevard. However it is proposed to erect a 2 metre wall between the boundary of the two properties and therefore there should be no loss of privacy. The bricks and roof tiles are considered to be satisfactory.

## **8** CONCLUSIONS

Although large, the extensions can be satisfactorily accommodated on the site, would not adversely affect the character of the area and would have no adverse impact on the amenities of occupiers of nearby properties and therefore comply with policy DA2 of the Peterborough Local Plan 2005 (First Replacement).

## **9** RECOMMENDATION

The Head of Planning Services recommends that this application is APPROVED without conditions.

Copy to Councillors Hussain, Khan, Fazal